Chapter 3: Multi-Family Guidelines

Multi-family developments are higher density residential buildings, such as apartments, condominiums, and townhomes. These types of developments are typically comprised of attached units with common facilities such as parking, open space, and recreation areas. This chapter provides general guidelines for the design of multi-family developments in all areas of the City with the exception of Specific Plan areas where site-specific guidelines and standards take precedent. The provisions of this section should apply to any addition, remodeling, relocation, or construction requiring a building permit within the City.

The following topics are addressed:

- Site Planning,
- Landscaping,
- Building Design, and
- Utilitarian Aspects.

Site Planning

Guidelines:

a. Intensified landscaping, increased setbacks adjacent to other uses, and appropriate building orientation shall be used to buffer or transition residential uses from incompatible adjacent uses. (Figure MF-6)

b. Common space is required where a neighborhood homeowners association or another acceptable private maintenance entity will coordinate its use and maintenance. (Figures MF-1, MF-2, MF-3, MF-5, and MF-6)

c. Buildings, parking areas, and open space shall be arranged to minimize the use of sound walls. (Figure MF-6)

d. Minimum building setback requirements shall be met. However, for taller structures, increased setbacks are encouraged so that setbacks are proportional to the buildings. (Figure MF-3)

Lot Layout

Intent:

Development should be designed to avoid large parking areas, bulky structures, decreased private open space, rows of carports adjacent to public streets, and high walls at the street edge in order to enhance the aesthetic value of Temecula.

Figure MF-1

Pool areas and playgrounds are encouraged when a neighborhood homeowners association will coordinate use and maintenance

Figure MF-2

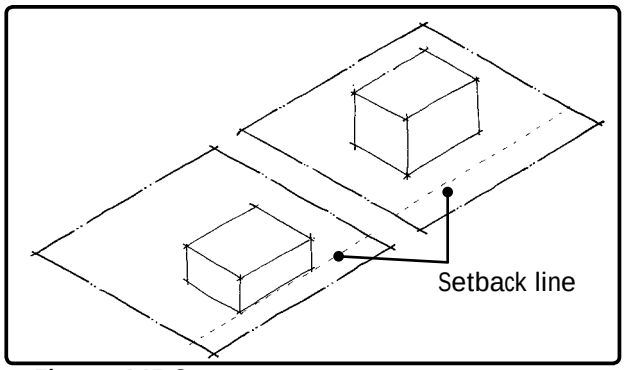


Figure MF-3

Building setbacks should be proportional to the scale of the structure. The taller the building the further it should be setback from the street

Figure MF-4

Interior courtyards provide sheltered private common space and are encouraged

Figure MF-5

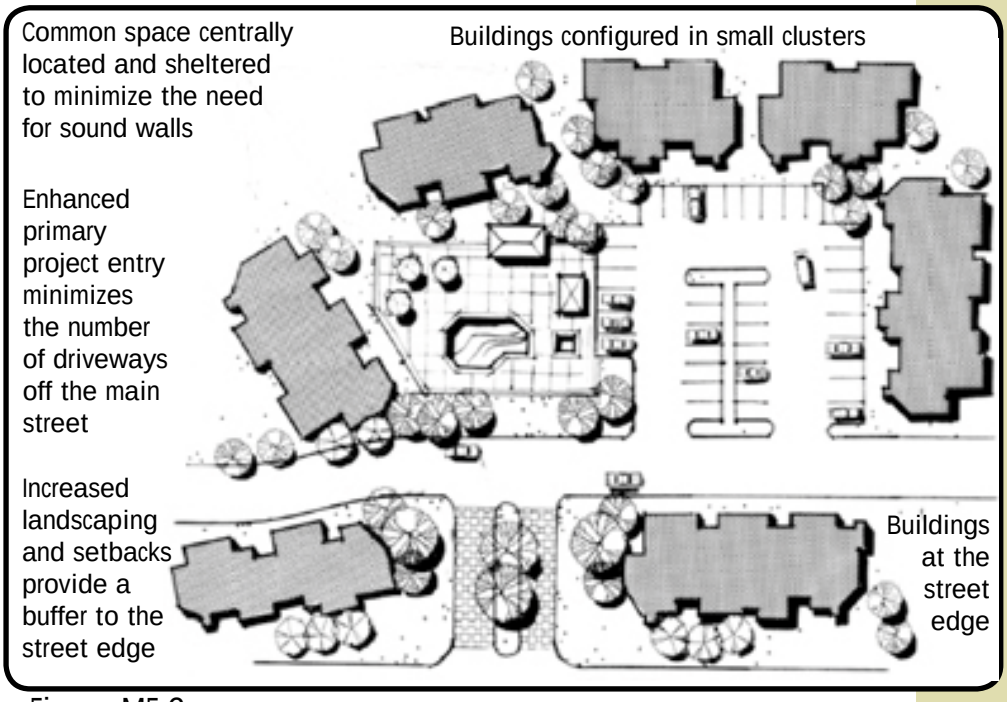


Figure MF-6

e. The visual impact of large monolithic structures shall be minimized by creating a cluster of smaller buildings or the appearance of a series of smaller buildings. (Figures MF-4, MF-6)

f. Site plans should avoid or eliminate unnecessary driveway entrances. (Figure MF-6)

g. Climatic factors such as prevailing winds, shade trees, window and door orientation, and the positioning of buildings on the site shall be coordinated to maximize energy conservation.

Site Planning

Guidelines:

a. A combination of ornamental landscaping, landscaped medians, water features, architectural monuments, decorative walls, signs, and/or enhanced paving shall be incorporated into the project entry as accent features. (Figures MF-7, MF-8, MF-10)

b. Project entry features shall reflect the overall architectural identity and character of the project. (Figure MF-9)

Project Entry and Character

Intent:

Easily identifiable and aesthetically pleasing entrances that are designed to complement the style of the project should be provided.

Figure MF-7

Figure MF-8

Entries should include landscaping, textured paving, signs, and materials that complement the architectural style of the project

The white trellis complements the white picket fencing used throughout the project and helps define the character of the development

Figure MF-9

The pedestrian entry to this development is well defined with addresses clearly posted on a trellis entry feature

Figure MF-10

The landscaped median and textured paving enhance this project's entry

c. Directory signs containing site plans of the development with building addresses or numbers shall be provided at locations along the main entrance. (Figure MF-9)

d. The use of colored, textured, and permeable paving treatment at entry drives is encouraged to accentuate these areas. (Figures MF-7, MF-10)

Site Planning

Guidelines:

a. All cuts and fills shall be at a 2:1 slope or less unless stabilized by a retaining wall or cribbing. (Figure MF-13)

b. Excessive cut and fill shall be avoided by following natural contours when possible. (Figure MF-11)

c. Development on hillside lots shall accommodate a majority of the grade differential by stepping the building to reflect the slope of the natural topography. (Figure MF-11)

d. Slopes shall be rounded, contoured, or terraced to blend with the existing terrain and to minimize grade differentials with adjacent streets and properties. (Figures MF-13, MF-14)

e. Development shall incorporate existing natural features into the overall site design, including rock outcroppings, major landforms, ridgelines, significant trees and vegetation, streams, and drainage areas. (Figure MF-12)

Grading and Drainage

Intent:

Grading and drainage shall be coordinated in the initial design phase of the project to ensure the most natural and least evasive approach is achieved.

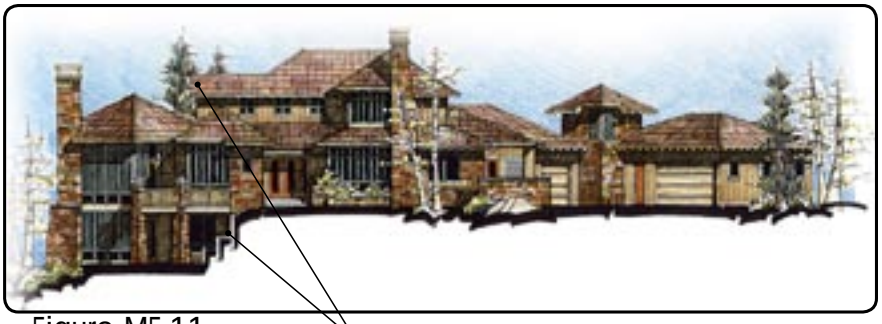


Figure MF-11

Stepped foundations and building elements reduce the need for excessive cut and fill

Figure MF-12

Natural features such as this significant tree shall be retained and integrated into the site plan

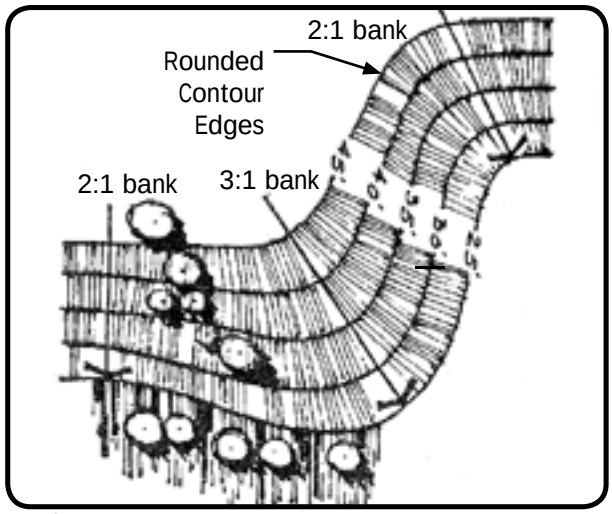


Figure MF-13

Encouraged - Variety in slope bank gradients creates a more natural appearance

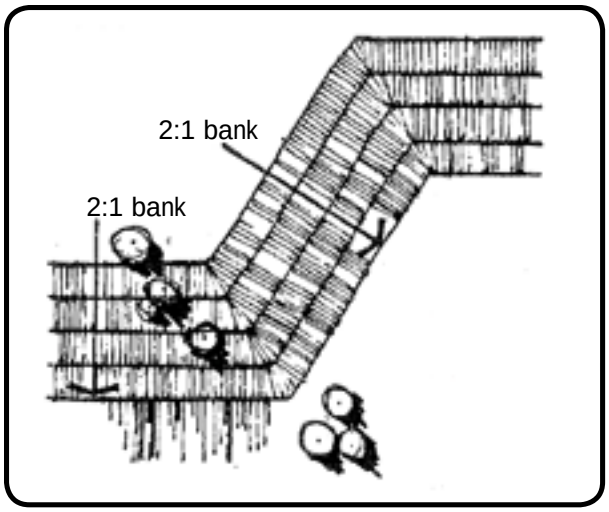


Figure MF-14

Discouraged - Engineered slope banks look forced and unnatural

f. Permanent stormwater drainage facilities will be used to transmit stormwater. National Pollution Discharge Elimination System (NPDES) best management practices should be attained.

g. Stormwater retention ponds should be designed as a landscape feature.

h. Project design shall provide for controlled drainage of stormwater away from buildings.

i. Site drainage should be collected in curb gutters. Center-swale drainage is discouraged.

j. Parking lots should drain to a single concrete swale at the edge of the aisle.

Site Planning

Guidelines:

a. An opportunity to provide alley access shall be explored when garage parking is proposed. This arrangement is intended to provide maximum landscaping at the street edge, as well as front facades dominated by porches and entries instead of garage doors. (Figures MF-15, MF-16)

b. Dead end drive aisles shall be minimized.

c. The length of the parking court should not exceed 14 stalls.

d. Parking areas should be separated from each other by buildings or by a landscape buffer to reduce the impact of large parking areas.

e. Drive aisles shall link to or provide future access opportunities for adjacent sites.

Access and Circulation

Intent:

Pedestrian and vehicular circulation should be well defined and easily identifiable.

Figure MF-15

Landscaped alleys allow garages to be hidden from public view, enhancing the street frontage

Figure MF-16

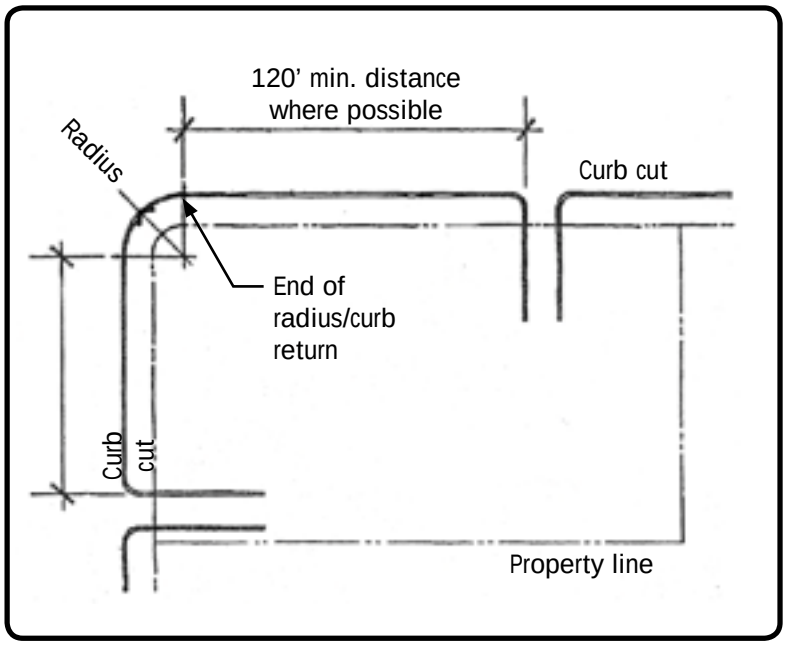


Figure MF-17 Example of appropriate curb cut location

f. Curb cuts on corner lots shall not be located closer than 120 feet from a curb return. Where parcel size precludes this standard, the curb cut shall be located as far from the curb return as possible. A curb return is the point where the radius of a curve or intersection ends. (Figure MF-17)

g. Easily identifiable pedestrian connections shall be provided from the street / sidewalk to key areas within or adjacent to the site.

h. Pedestrian walkways should be safe, visually attractive, and well defined by landscaping and lighting.

i. Decorative materials should be used to clearly demarcate pedestrian travel areas. Use of specialty paving for walkways is encouraged when it is not in conflict with ADA access requirements.

Site Planning

Guidelines:

a. Parking spaces shall be separated from buildings by a pedestrian sidewalk (minimum 4 feet) and a landscape strip (minimum 6 feet). (Figure MF-19)

b. Canopy trees shall be used in parking areas to reduce the impact of large expanses of paving, to provide shade, and to reduce glare and heat build up. These trees shall have a 30-foot to 40-foot canopy potential and be sized at 24-inch box or larger at the time of installation.

c. Trees shall be located throughout parking areas per the Municipal Code.

d. One landscaped finger island shall be provided per every 10 spaces. Islands shall be a minimum of 5 feet (inside dimension). (Figure MF-18)

Parking Areas

Intent:

Provide well landscaped and screened parking areas that avoid large expanses of paved areas and long rows of parking spaces. Landscaping should create a functional and attractive parking environment.

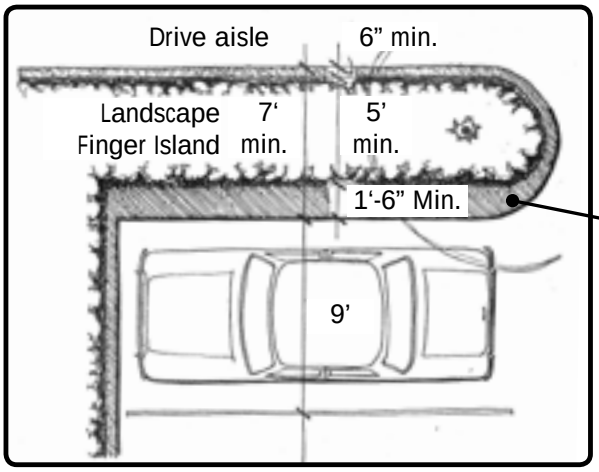


Figure MF-18

Figure MF-19

Figure MF-20

The curb and landscape buffer protect wall surfaces from automobiles and softens the building edge

e. Raised planting areas, with a minimum interior dimension of 5 feet, should be used to separate double-loaded parking areas.

f. All end parking stalls shall be adjacent to landscape planters. The landscape planter shall contain a 12-inch strip of concrete inside the 6-inch curb of the planter, to create an 18-inch concrete strip for a person to step on when getting into or out of a vehicle. The concrete strip shall be attached to the 6-inch curb. This step-out area shall not reduce the minimum inside dimension of the 5-foot wide landscape planter. (Figure MF-18)

g. Landscaping within parking areas should be protected from encroaching vehicles by concrete curbing or raised planting areas. (Figure MF-20)

h. The use of interlocking pavers is encouraged in place of stamped concrete in parking areas.

Landscaping

Guidelines:

a. A variety of height, textures, and colors should be used in the planting palette. (Figures MF-23, MF-24)

b. A combination of trees, shrubs, and ground cover shall be incorporated into landscaping plans. (Figures MF-21, MF-22, MF-23, MF-24) Minimum sizes are as follows:
   - trees: 24-inch box (15-gallon size acceptable for slopes),
   - shrubs: 5-gallon, and
   - shrubs: 1-gallon (planted densely to achieve 100 percent coverage in one year).

c. Landscaping should be used to:
   - define areas such as building entrances, key activity hubs, focal points, and the street edge;
   - provide screening for unattractive / unsightly service areas; and
   - serve as buffers between neighboring uses.

Planting Areas

Intent:

Landscaping shall be used to define building entrances, parking lots, and the edge of various land uses. Landscaping shall be used to buffer and screen neighboring properties. Safety, environmental impacts, and accent elements should all be considered when selecting and locating trees and other landscaping elements.

Figure MF-21

Figure MF-22

A combination of plant materials shall be incorporated into the landscaping design

A variation of trees, shrubs, and groundcover should be used to landscape developments

Figure MF-23

Figure MF-24

d. A minimum 5-foot wide planted parkway should be provided on arterial corridors between the street and sidewalk. Parkways shall be planted with shade trees to provide a more pleasant pedestrian environment and to contribute to streetscape continuity.

e. Trees and shrubs should be located and spaced to allow for mature and long-term growth. Trees and shrubs should be selected to minimize root problems.

f. Walkways should be provided through landscaped areas along paths of likely travel to protect landscaping from foot traffic.

g. The use of creative inert materials, such as fieldstone, stone, and wood, are encouraged for paving and wall treatments.

Landscaping

h. Specimen (36-inch box or larger) trees shall be planted to assist new development in looking "established" as quickly as possible.

i. Flowering trees should be used to provide color and accentuate entrances. (Figure MF-25)

j. Flowering and fruit-bearing trees should be avoided near pedestrian walkways.

k. A mix of evergreen and deciduous trees should be planted on both sides of the sidewalk within the 25-foot landscape area along arterial streets. (Figure MF-26)

Planting Areas continued

Flowering trees are encouraged to enhance landscaping and add color to the site

Figure MF-25

Figure MF-26

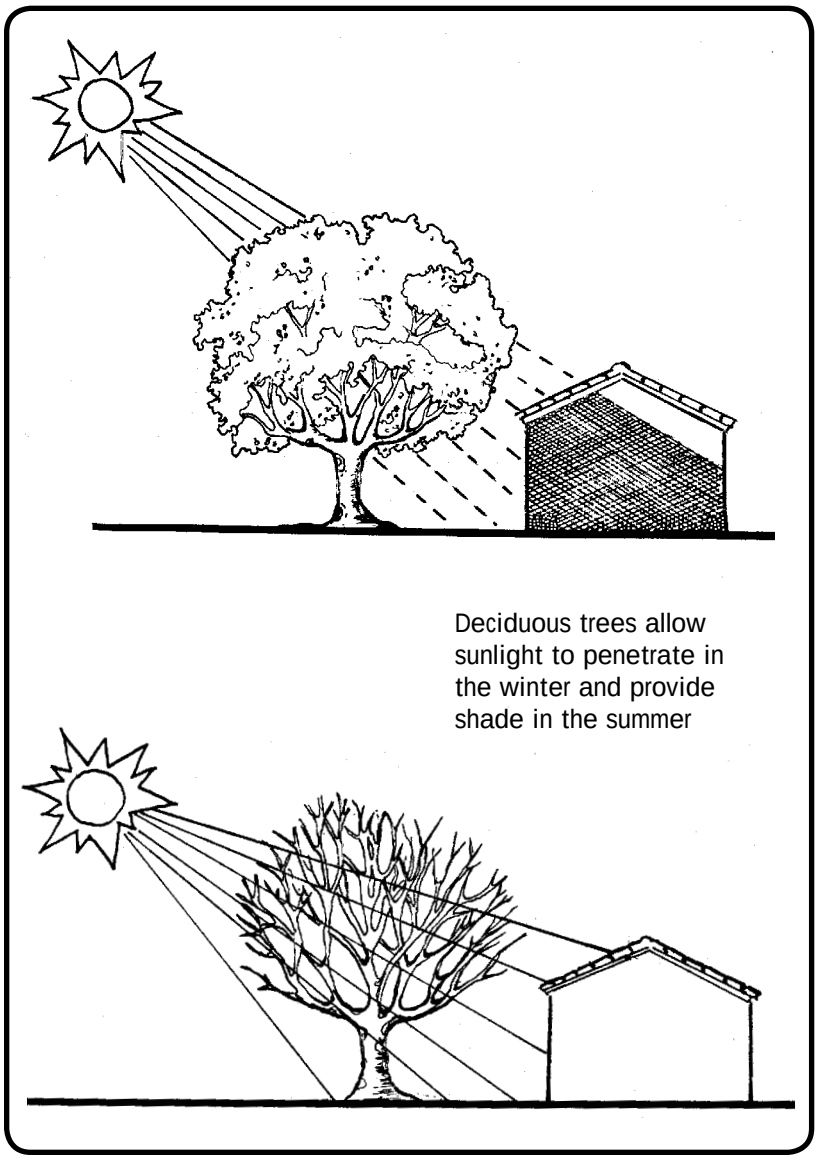


Figure MF-27

l. Evergreen trees should be used to soften the appearance of blank walls and provide visual screening but should not be a replacement for enhanced architecture.

m. Deciduous trees should be used to provide solar control during summer and winter, fall color, and seasonal flowers. (Figure MF-27)

n. Trees should be used to create more intimate spaces and to frame views.

Landscaping

Guidelines:

a. All landscaped areas should have automatic irrigation systems with moisture sensors installed to ensure plant material survives.

b. Irrigation systems should be designed to prevent overspray onto walkways, parking areas, buildings, and fences.

c. Sprinkler heads in areas of high foot traffic should be "pop-up" style.

d. Plants should be grouped in high and low maintenance zones and shall coordinate with irrigation plans to minimize the use of water and the placement of irrigation tubing.

e. Irrigation systems should be designed to apply water slowly to allow plants to be deep watered and to reduce runoff. Drip systems should be used in all areas except turf irrigation and small ornamental planting.

Irrigation and Water Conservation

Intent:

Water conservation techniques shall be incorporated into all landscape plans. Examples of these techniques include drought tolerant plant materials, automatic controller, drip irrigation, or matched precipitation rate sprinkler heads.

Figure MF-28

Figure MF-29

Examples of native plant groupings that require low levels of water

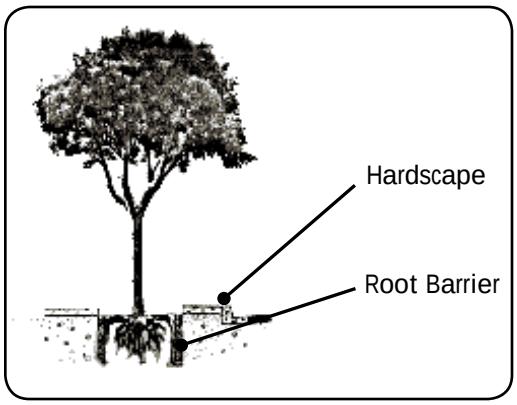


Figure MF-30 Example of a root barrier

f. Use of native and low water plants in conjunction with an efficient water system, such as drip irrigation, is strongly recommended. (Figures MF-28, MF-29)

g. Provide root barriers when trees are planted 5 feet or closer to any hardscape element (including curbs, sidewalks, or any other paving) or building. The distance shall be measured from the center of the tree trunk to the edge of nearest hardscape or building. (Figure MF-30)

h. Landscape planting should exhibit an effective contribution to crime prevention. Shrubs that create hiding places should not be placed in areas of pedestrian movement, such as along walkways and building entrances.

i. Shrubs that deter pedestrian movement should be placed under windows.

Building Design

Guidelines:

a. Multi-family development adjacent to single-family neighborhoods shall provide a buffer of single story and/ or detached units along the adjoining property line.

b. It is recommended that no more than 8 attached units be permitted in a single structure. (Figure MF-32)

c. There shall be a variation in wall plane on all facades visible from a public street or public view. (Figure MF-33)

d. Tall or large structures should emphasize horizontal planes through the use of trim, awnings, eaves, other ornamentation, or a combination of complementary colors. (Figure MF-33)

Building Form

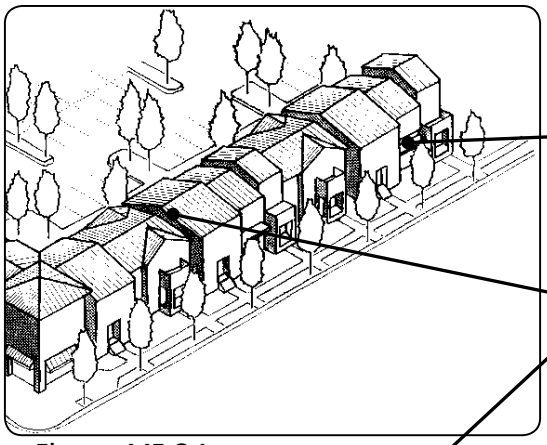
Intent:

Massing on multi-family buildings shall articulate individual units or clusters of units. Building massing shall include variation in wall planes (projection and recess), wall height (vertical relief), and roof forms (silhouettes) to reduce the perceived scale of the building.

Figure MF-31

Figure MF-32

Figure MF-33



Each row-type townhouses unit shall be varied in height and setback

Multiple rooflines at different levels and along the ridge help to reduce the massing of the building

Figure MF-34

Portions of upper stories have been recessed from the front facade to reduce the scale of the building

Figure MF-35

Units in these rows of townhouses are varied in height and setback

Figure MF-36

e. The upper story of a two-story building should be stepped back to reduce the scale of façades facing streets, courtyards, or open space areas. (Figures MF-31, MF-33, MF-35)

f. Combinations of one, one-and-one-half, and two-story units are encouraged to create variation in mass and building height. (Figures MF-31, MF-33, MF-35)

g. For row-type townhouses, each unit shall be varied in height and setback. (Figures MF-34, MF-36)

Building Design

Guidelines:

a. Multi-form roof combinations are encouraged to create varying roof forms and break up the massing of the building. (Figures MF-38, MF-40)

b. Rooflines shall be broken at intervals no greater than 50 feet long by changes in height or stepbacks. (Figures MF-37, MF-39)

c. Deep roof overhangs are encouraged to create shadow and add depth to facades. (Figure MF-37)

d. Rooflines shall be designed to screen roof mounted mechanical equipment. All screening shall be constructed consistent with the materials of the building and shall be designed as a continuous component installed for the length of the elevation.

e. Roof forms typical of residential buildings, such as gable, hip or shed roof combinations, are strongly encouraged. If a parapet roof is used, the roof should include detailing typical of residential character and design.

Roof Forms

Intent:

Roofs should reflect a residential appearance through pitch and use of materials.

Figure MF-37

Figure MF-38

Multiple roof forms at different heights break up the mass and scale of the building

A series of gable roofs help define individual units

Figure MF-39

Stepped roof forms break up building mass

Figure MF-40

f. Full roofs are desirable. Hipped or gable roofs covering the entire building are preferred to mansard roofs and segments of pitched roofs applied at the building edge.

g. Parapets shall be designed to screen mechanical equipment without requiring the use of an additional roof screen.

h. If the interior side of a parapet is visible from pedestrian view, it shall be finished with the same materials and a similar level of detail as the front façade.

i. If parapets are used, one or more of the following detail treatments should be included: pre-cast elements, continuous banding or projecting cornices, dentils, caps, corner details, or variety in pitch (sculpted).

j. Parapets should not appear “tacked on” and should convey a sense of permanence.

Building Design

Guidelines:

a. Window and door type, material, shape, and proportion shall complement the architectural style of the building. (Figures MF-41, MF-42)

b. Where appropriate to the architectural style, windows shall be generously inset from building walls to create shade and shadow detail. The minimum inset shall be three inches.

c. Windows should be articulated with sills, trim, kickers, shutters, or awnings authentic to the architectural style of the building. (Figure MF-44)

d. Faux shutters shall be proportionate to window openings.

Windows, Doors, and Entries

Intent:

The main building entrance shall be clearly identifiable and distinguished from the rest of the building. All entrances shall be emphasized using lighting, landscaping, and architecture.

Window and door type, material, shape, and proportion shall complement the architectural style of the building

Figure MF-41

Windows and doors are consistent with the architectural style of the building

Figure MF-42

Figure MF-43

Figure MF-44

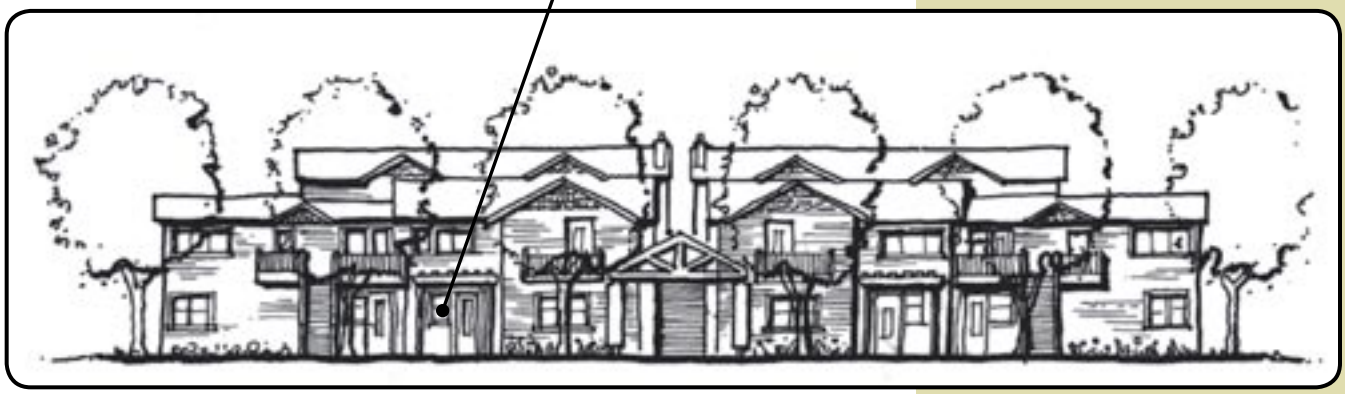


Figure MF-45

e. Each unit's entry should be easily identifiable, distinguishable, and oriented to the street whenever possible. (Figures MF-44, MF-45)

f. Upper floor entries should have a distinct design that complements the main building frontage. (Figure MF-43)

g. Long, monotonous balconies and corridors that provide access to multiple units should be avoided. Instead, access points should be clustered.

h. Project icons, thematic pilasters, special paving treatment, water features, and specialty landscaping should be used at building and common space entryways to unify a project.

Building Design

Articulation

Guidelines:

a. Acknowledging sensitivity to budget, it is expected that the highest level of articulation will occur on the front façade and facades visible from public streets and public views; however, similar and complementary massing, materials, and details shall be incorporated into every other building elevation, including common buildings and recreation/clubhouse buildings. (Figure MF-46)

b. Architectural elements that add visual interest, scale, and character, such as recessed or projecting balconies, trellises, recessed windows, verandas, and porches, are encouraged. (Figures MF-46, MF-47, MF-49)

Intent:

Building designers should incorporate 360-degree architecture in all buildings and remodels. 360-degree architecture is the full articulation of all building facades, including variation in massing, roof forms, wall planes, and surface articulation.

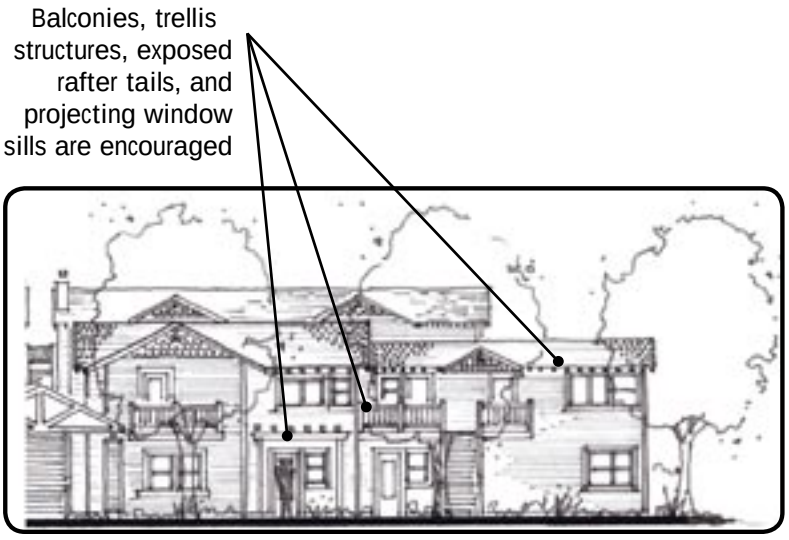


Figure MF-46

Figure MF-47 An example of 360-degree architecture where a similar level of articulation and variation of wall and roof planes occurs on all sides of the building

Figure MF-48

The stairwell has been designed to architecturally enhance the elevation and act as a unifying component of the facade

Exposed rafter tails and projecting window trim articulate the facade

Figure MF-49

The variation in wall and roof planes helps to break up the overall massing of the building

c. Architectural elements, such as overhangs, trellises, projections, awnings, insets, materials, and textures, shall be used to create shadow patterns that contribute to a building's character and to achieve a pedestrian scale. (Figures MF-46, MF-47, MF-48, MF-49)

d. Stairways should be designed as an integral part of the overall architecture of the building, complementing the building's mass and form. Stairwells should be solid; prefabricated metal stairs are strongly discouraged. (Figure MF-48)

Building Design

Guidelines:

a. The use of materials and color shall convey a sense of quality architecture and permanence. (Figure MF-52)

b. Where appropriate to the architectural style, materials and textures shall vary between the base and body of a building to break up large wall planes and add visual base to the building. (Figures MF-50, MF-52)

c. Heavier materials should be used lower on the building elevation to form the building base. (Figures MF-50, MF-51, MF-52)

Materials and Colors

Intent:

Multi-family projects should be made of high quality and authentic materials. In addition, the use of durable materials requiring low maintenance is strongly encouraged.

Figure MF-50

Figure MF-51

Figure MF-52

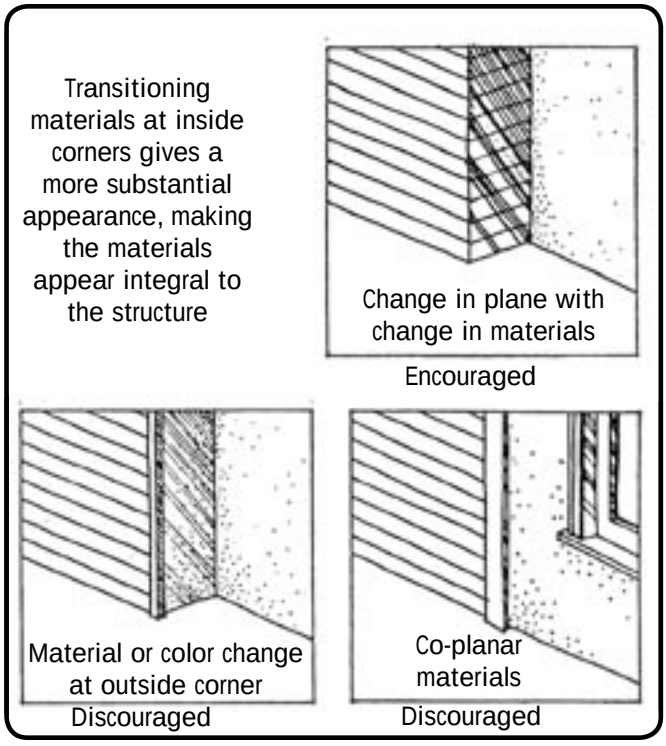


Figure MF-53

Figure MF-54

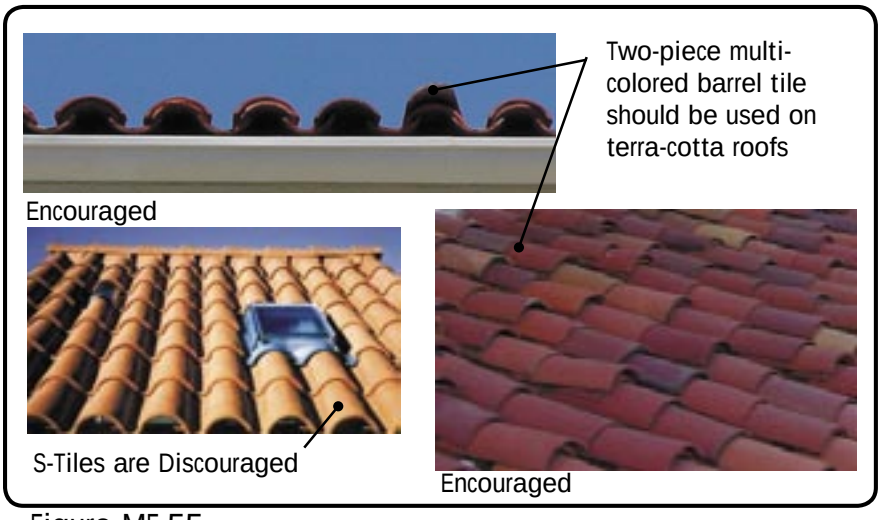


Figure MF-55

d. Material changes shall occur at intersecting planes, preferably at inside corners of changing wall planes or where architectural elements intersect, such as a chimney, pilaster, projection, or fence line. (Figure MF-53)

e. Contrasting but complementary colors should be used for trim, windows, doors, and key architectural elements. (Figure MF-54)

f. Roof materials and colors shall be consistent with the desired architectural style. (Figure MF-55)

g. Traditional two-piece tapered, multi-colored terra cotta barrel tiles with brown hues and approximately a 20 percent concrete boost in the field tiles and double tiles or boosted double tiles at the eave is the recommended specification for tile roofs. High profile one-piece "S" tiles may be acceptable but are discouraged. Low profile one-piece "S" tiles are not permitted. (Figure MF-55)

Utilitarian Aspects

Guidelines:

a. Garage doors should appear to be set into the walls rather than flush with the exterior wall. (Figure MF-56)

b. Carport roofs visible from buildings or streets shall incorporate roof slopes and materials to match adjacent buildings. (Figures MF-56, MF-57)

c. Flat roofs on garages, carports, and ancillary structures, while allowed (if not visible off-site), are discouraged.

Garages and Ancillary Structures

Intent:

Carports, detached garages, and other ancillary structures shall be designed as an integral part of the development.

Figure MF-56

Figure MF-57

The roof and building materials used on the primary buildings have been used on these carports and garages, thus unifying the design of the development

d. Ancillary structures shall incorporate similar or complementary roof pitch and materials to the main buildings within the project.

e. Common mailbox enclosures shall be designed to be similar or complementary in form, material, and color to the surrounding residential buildings. (Figures MF-58, MF-59)

Common mailboxes should be designed with materials and forms used throughout the project

Figure MF-58

Prefabricated common mailboxes are discouraged

Figure MF-59

Utilitarian Aspects

Guidelines:

a. Utility and service areas should be part of the early building design process rather than an afterthought at the construction document phase.

b. Gutters and downspouts should be decorative and designed to integrate with the building façade and should not appear as a “tacked on” afterthought.

c. Transformers should be placed underground to maximize safety and minimize visual impacts. When this location cannot be achieved, the transformers shall be well screened and placed in the rear or side yard area, minimizing visibility from the public right-of-way.

d. Mechanical equipment, including gas and electrical meters, cable boxes, junction boxes, and irrigation controllers, should be located within a utility room, along with the fire riser and roof access ladder. When this location cannot be achieved, these features shall be designed as an integral part of the building on a rear or side elevation and screened from public view. (Figures MF-60, MF-61, MF-62)

Utilities

Intent:

Utilitarian aspects of the project should be aesthetically screened from view.

Figure MF-60

Utilities and equipment have been contained in a utility closet that has been designed as an architectural element in the building facade

The mechanical and electrical equipment for this building has been successfully concealed within the building with louvered doors and trim painted to match other elements on the building facade

Figure MF-61

Figure MF-62

Example of discouraged location and treatment of exposed equipment

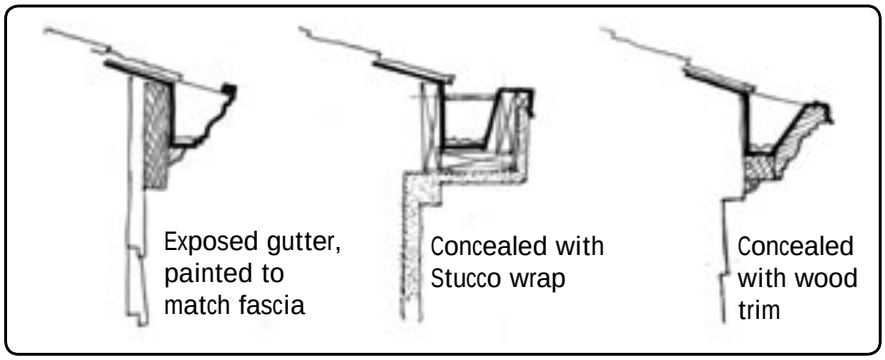


Figure MF-63

Recommended methods of designing a gutter as an integral part of the facade

e. Double detector check valve assemblies (backflow preventers) for landscape irrigation and domestic water should not be located at visually prominent locations, such as the end of drive aisles or at site entries, and shall be placed in an underground vault or well-screened with shrubs, berming, and low screen walls.

f. All vents, gutters, downspouts, flashing, and electrical panels should be painted to match the surface to which these elements are attached, unless used as a major design element, in which case the color is to be consistent with the overall color scheme of the building. (Figure MF-63)

g. Discharge from gutters and downspouts should not flow directly across pedestrian walkways. Water should be directed to permeable areas for percolation or to a project drainage system.

h. Externally mounted gutters and downspouts should be avoided on elevations facing arterials.

Utilitarian Aspects

Guidelines:

a. A combination of elements, including decorative masonry walls, berms, and landscaping, should be used to screen objects at the ground plane. (Figure MF-69)

b. Fences and walls should be constructed as low as possible while still performing screening, noise attenuation, and security functions. (Figure MF-68)

c. All exterior perimeter walls located along public streets shall have an offset a minimum of 5 feet deep for every 50 feet to 75 feet of wall.

d. All non-transparent perimeter walls should incorporate standards to provide for wall inserts and/or decorative columns or pilasters every 20 feet to provide relief.

e. All non-transparent perimeter walls and/or fences shall be architecturally treated on both sides and shall incorporate landscaping whenever possible. (Figure MF-64)

f. All fences and walls required for screening purposes shall be of solid material. Chain link fencing with inserts shall not be used. (Figures MF-64, MF-67, MF-68)

Walls and Fences/Screening

Intent:

Fences and walls should be designed to complement the architectural style of the buildings. A combination of low walls, berming, and landscaping shall be used to screen unsightly elements of a project.

The use of various materials, projecting pilasters, vines, landscaping, inset areas, and wall caps contribute to the aesthetic qualities of sound walls

Figure MF-64

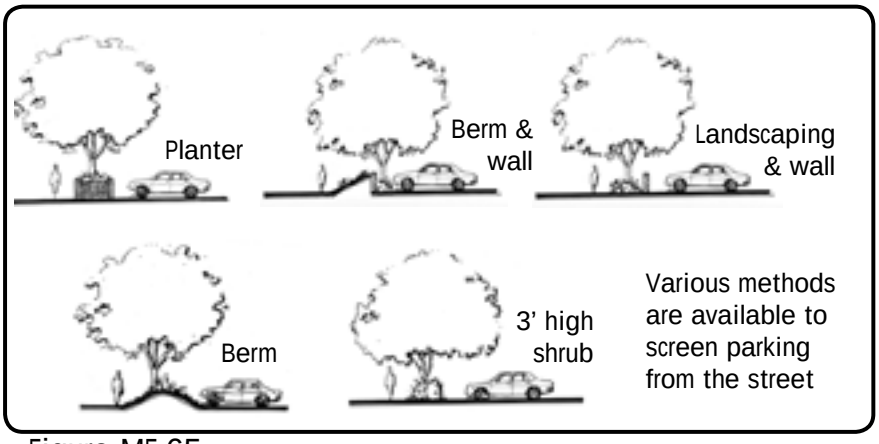


Figure MF-65

Walls should be stepped to follow the terrain

Figure MF-66

Figure MF-67

Materials and colors that complement the buildings should be used on wall surfaces

Figure MF-68

Figure MF-69 A combination of trees, shrubs, and a berm have been used to screen the fence along the property line and create a landscape buffer at the street edge

g. Fences placed adjacent to a street shall be screened with a landscape buffer consistent with Development Code standards. (Figure MF-69)

h. Walls and fences should be designed with materials and finishes that complement project architecture and should be planted with vines, shrubs, and trees. (Figure MF-69)

i. Walls on sloping terrain should be stepped to follow the terrain. (Figure MF-66)

j. Similar elements, such as columns, materials, and cap details, should be incorporated on perimeter walls that transition from one development to another.

k. Parking lot screening shall be a minimum of three feet in height at the time of installation, measured from the interior of the parking lot. (Figure MF-65)

l. A minimum 15 feet of landscaped setback shall be provided for parking lots adjacent to the street edge and shall include one or more of the following: (Figure MF-65)
   - rolling berms (2:1 slope),
   - low screen walls,
   - changes in elevation, or
   - landscaping.

Utilitarian Aspects

Guidelines:

a. Enclosures should be separated from adjacent parking stalls with a minimum 5-foot wide (interior clear dimension) planter and a 12-inch wide paved surface behind the curb to ensure adequate space is available for individuals to access a vehicle. (Figure MF-70)

b. Trash/recycling containers should be large enough, placed frequently enough throughout the site, and collected frequently enough to handle the refuse generated. (Figures MF-70, MF-71)

c. Trash enclosures should be designed with similar finishes, materials, and details as the primary buildings within the project and shall be screened with landscaping. (Figures MF-70, MF-71)

Trash Enclosures

Intent:

Trash enclosure areas should be carefully designed, located, and integrated into the site plan.

Figure MF-70 Landscaping and a 12" buffer have been provided between the enclosure and the nearest parking stall

Figure MF-71 Colors and materials used in the design complement the architecture of the project

Figure MF-72 A chain link fence with wood slats is not a permitted screening material

d. Chain link fencing and gates with wood slats shall not be used. (Figure MF-72)

e. Enclosures should be unobtrusive and conveniently located for trash disposal by tenants and for collection by service vehicles.

f. Where feasible, a pedestrian entrance to the trash enclosure should be provided so that large access doors do not have to be opened.

g. Enclosures should not be visible from primary entry drives.

h. Enclosures should not be located at the end of dead-end drive aisles.

i. Enclosures shall have a concrete apron onto which trash/recycling containers will be rolled for collection.

Utilitarian Aspects

Guidelines:

a. Light fixtures shall be architecturally compatible with the building design. (Figure MF-74)

b. All building entrances should be well-lit.

c. Street lighting within development should be a maximum of 15 feet high. (Figures MF-74, MF-75)

d. Walkways and paseos shall be illuminated with a minimum of 1 footcandle to ensure safe nighttime conditions. (Figure MF-73)

e. Parking lots and access thereto shall be illuminated with a minimum of 1 footcandle of lighting. (Figure MF-73)

f. The design of parking lot lighting fixtures shall be compatible with the architecture used in the development.

Lighting

Intent:

The type, location, style, and intensity of lighting should be consistent with the Mount Palomar Lighting Ordinance. Lighting should be carefully designed to avoid direct glare into neighboring properties and to be architecturally compatible with the character of the development.

Figure MF-73 Light fixtures shall complement the architectural style of the buildings

Figure MF-74

Figure MF-75

Decorative pedestrian lighting enhance these developments

g. All lighting, including security lighting, shall be shielded to minimize glare upon neighboring properties. The shield shall be painted to match the surface to which it is attached.

h. Security lighting fixtures shall not project above the facia or roof of the building.

i. Security lighting fixtures shall not be substituted for parking lot or walkway lighting fixtures.

j. The lighting of building elements and trees is an effective and attractive lighting technique that is encouraged; however, light sources for wall washing and tree lighting should be hidden and shall meet the Mount Palomar Lighting Ordinance.

k. Low-voltage/high efficiency and/or solar powered lighting should be used in the landscape whenever possible.

l. Incorporate timers and sensors to avoid unnecessary lighting.

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